

When Recorded, Please Return to:
Lodi City Clerk
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2004-05

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS AT
312 AND 316 SOUTH SACRAMENTO STREET, FURTHER AUTHORIZING
THE CITY MANAGER TO EXECUTE THE IMPROVEMENT AGREEMENT ON
BEHALF OF THE CITY OF LODI, AND FURTHER APPROPRIATING FUNDS
FOR THE APPLICABLE REIMBURSEMENT

WHEREAS, developer Vic Meyers has applied for a building permit to construct a new office/warehouse building at 312 and 316 South Sacramento Street, as shown on Exhibit A attached; and

WHEREAS, dedication of street right-of-way and installation of street improvements along the Sacramento Street frontage is required as a condition of the building permit issuance; and

WHEREAS, since the developer will be replacing the majority of the curb, gutter, and sidewalk fronting the subject parcels, staff requested that the east side of Sacramento Street be widened from the northerly boundary of the developer's property to Lodi Avenue to improve the alignment of the Sacramento Street/Lodi Avenue intersection; and

WHEREAS, the project improvements include widening the east side of Sacramento Street from Lodi Avenue to 300 feet south of Lodi Avenue, which includes the frontage of the City-owned parcel at 2 East Lodi Avenue; and

WHEREAS, the developer agrees to install all the required concrete work in this portion of Sacramento Street in conformance with the engineered improvement plans, as shown on Exhibit B attached hereto; and

WHEREAS, since the developer's project at 312 and 316 South Sacramento Street does not include any asphalt concrete work, the developer has proposed that the street pavement portion of the work be installed by others. Staff will make arrangements for the asphalt concrete work when the curb and gutter along the east side of this portion of Sacramento Street is complete; and

WHEREAS, the developer is entitled to reimbursement by the City for the improvements along the frontage at 2 East Lodi Avenue in conformance with Lodi Municipal Code §16.40 "Reimbursement for Construction"; and

WHEREAS, staff therefore recommends that the City Council take the following action with regard to the project by Vic Meyers, Inc.:

1. Approve the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street, and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and

2. Appropriate \$29,000.00, which includes 10% contingency, from the IMF - Local Street fund for the required reimbursement to the developer of \$9,378.98, and an additional \$17,621.02 for the asphalt concrete work provided by staff.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi hereby finds as follows:

1. Hereby approves the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street, and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and
2. Hereby appropriates \$29,000.00, which includes 10% contingency, from the IMF - Local Street fund for the required reimbursement to the developer of \$9,378.98, and an additional \$17,621.02 for the asphalt concrete work provided by staff.

Dated: January 7, 2004

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I hereby certify that Resolution No. 2004-05 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 7, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

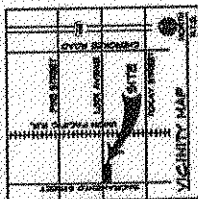
NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

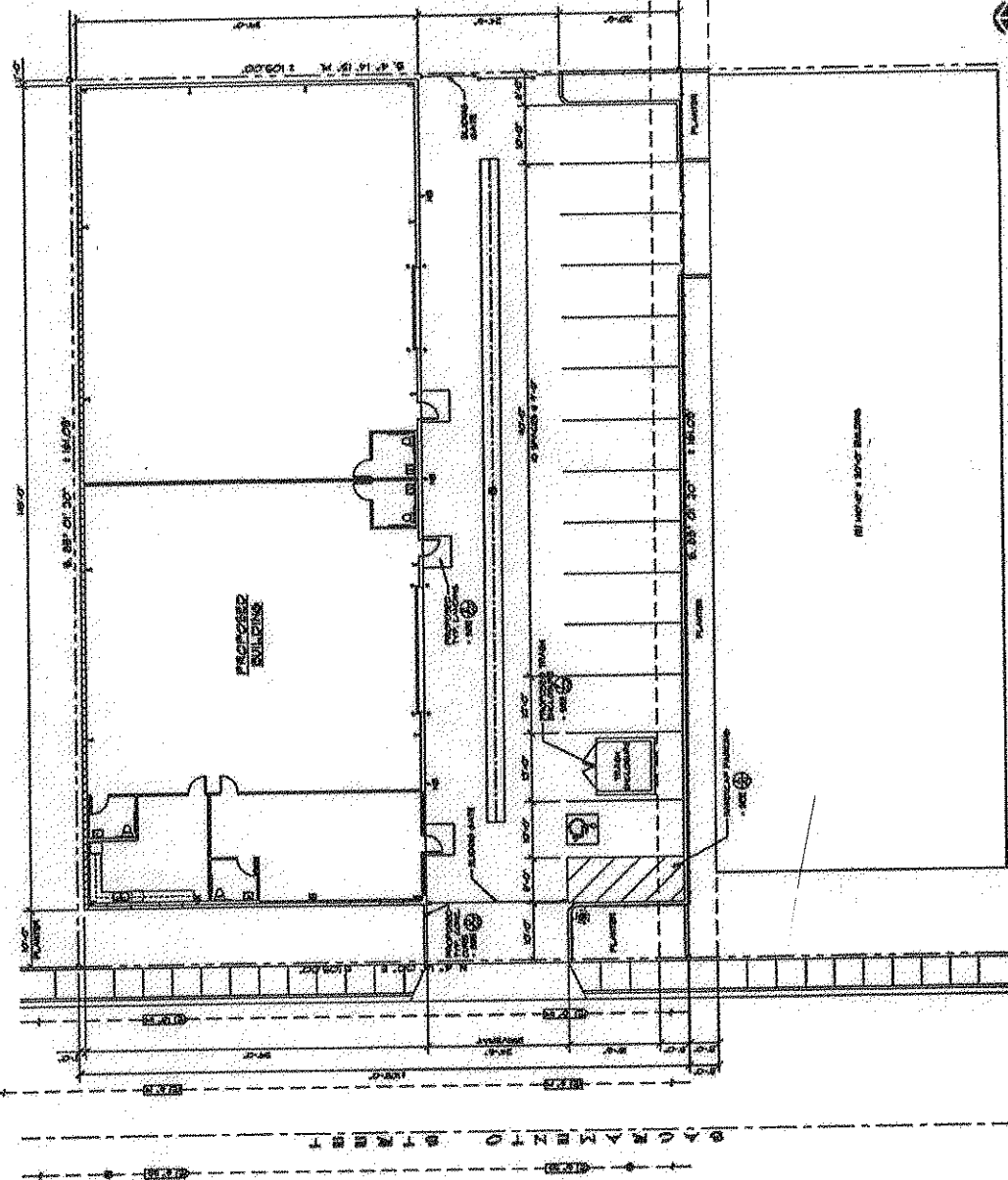
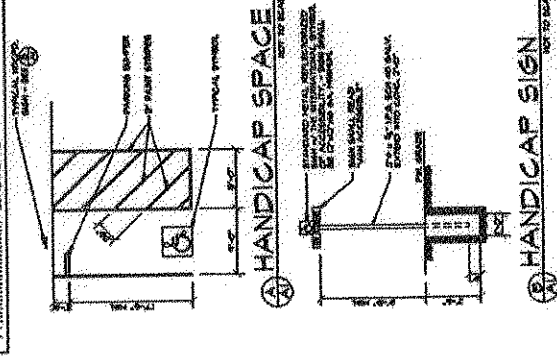
PROPOSED BUILDING FOR: VIC MYERS, INC. 312/316 SACRAMENTO STREET - LODI, CALIFORNIA 95240



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24, THE HHS C.S.D., S.H.C. 27.2, AND C.E.C. AND ALL LOCAL ORDINANCES.

PROJECT DATA:	
PROJECT OWNER	312 E. BARNHART P.O. BOX 844 LODI, CALIFORNIA 95240
PROJECT LOCATION	312/316 SACRAMENTO ST LODI, CALIFORNIA 95240
PROJECT DESCRIPTION	OFFICE / RESIDENCE
OCCUPANCY	9 / 8
CONSTRUCTION TYPE	VI
SPRINKLING	NO
AREA(S)	AREA(S)
FIRST FLOOR	4,555 S.F.
2ND FLOOR STORAGE	1,002 S.F.
TOTAL PROPOSED	4,758 S.F.
PARKING REQUIRED	15 SPACES
5 SPACES PER 100 S.F.	
PARKING PROVIDED	15 SPACES
UTILITIES:	
WATER	PUBLIC FACILITIES
SEWER	PUBLIC FACILITIES
STORM DRAIN	PUBLIC FACILITIES

SHEET INDEX:	
A1	COVER SHEET, SITE PLAN
A2	FLOOR PLAN, INTERIOR ELEVATIONS
A3	ENLARGED FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	HANDICAP STANDARDS
A6	FOUNDATION PLAN, GENERAL NOTES
A7	FOUNDATION DETAILS
A8	TYPICAL SECTIONS
A9	PAVING DETAILS
A10	GRADING PLAN
A11	ELECTRICAL PLAN
A12	PLUMBING PLAN



SITE PLAN

PROJECT: PROPOSED BUILDING FOR VIC MYERS, INC.

LOCATION: 312/316 SACRAMENTO STREET, LODI, CALIFORNIA 95240

DATE: 05/13/88

BY: [Signature]

CHECKED: [Signature]

SCALE: AS SHOWN

COVER SHEET

SITE PLAN

PROJECT: PROPOSED BUILDING FOR VIC MYERS, INC.

LOCATION: 312/316 SACRAMENTO STREET, LODI, CALIFORNIA 95240

DATE: 05/13/88

BY: [Signature]

CHECKED: [Signature]

SCALE: AS SHOWN

